

Historic Preservation Alliance 2013

RECENT LISTINGS ON THE NATIONAL REGISTER OF HISTORIC PLACES.

Successes for our community thanks to CASA, the Friends of Cheyenne Canon, the trustees of the Chadbourne Gospel Mission, the Colorado College (Van Briggle Pottery, Edgeplain and Ida M. Rice Houses) and to the Historic Preservation Alliance with assistance from Colorado College, the Friends of Monument Valley Park and Angie Adams for Monument Valley Park.



Van Briggle Pottery The century-old Van Briggle Pottery Company building is located southeast of the intersection of West Uintah Street and Glen Avenue in Colorado Springs, Colorado.² From 1908 to 1968, the building operated as a pottery factory producing thousands of ceramic art and architectural pieces. The building faces south and is situated a short distance from the west bank of Monument Creek, adjacent to National Register-listed Monument Valley Park, a narrow designed landscape traversing the central part of the city presented to the citizens of Colorado Springs in 1907 by its founder, William Jackson Palmer

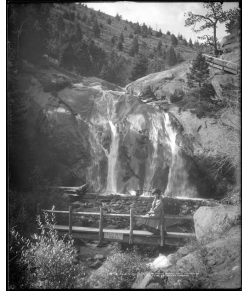
The **Maytag Aircraft Building** is significant as an exceptional example of Modern architecture in Colorado Springs. Contributing features include its folded plate roof, cantilevered walls, stacked, glazed brick wall cladding, tinted windows and use of an exterior courtyard as an integral part of the building. Designed by the local firm of Lusk and Wallace, the building is also historically significant for its association with the Maytag Aircraft Corporation of Lewis Maytag, Jr., serving as the company's headquarters from 1957 through at least 1982. 701 S. Cascade Ave.



Chadborne Gospel Mission The Mission is significant for its association with the Hispanic neighborhood that once flourished during the early 20th Century. Originally a small grocery and residence, built sometime during the 1910's and serving many Jewish and Scandinavian families, it was transformed into a mission and community center for nearby Hispanic residents in the 1930s.



The principal motivator for the mission was Ruth Chadbourn who had served as a missionary in Costa Rica. She obtained funding and staffing from local churches for bilingual Sunday religious services, and classes in English and sewing. It became an interdenominational mission supported by the principal Protestant denominations of the city. The building was named for Ruth Chadbourn after her death in 1936. A major expansion in 1939-40 added room to the south and stuccoed the building. This building is an example of Mission Revival style, with a projecting tower, shaped parapets on the gable ends and stained glass double-hung windows.



Cheyenne Cañon Park "As I looked up from the ford to the mouth of the canyon, I was reminded of some of the grand old altar-pieces of the early centuries, where, lest the pictures of saints and angels and divine beings should seem too remote, too solemn and overawing, the painters used to set at the base, rows of human children, gay and mirthful, leaping and laughing or playing viols. So lay this sunny belt of sparkling water, glistening sand, and joyous blue blossom, at the base of the picture made by the dark mouth of the canyon, where two great mountains had recoiled and fallen apart from each other, leaving a chasm, midway in which rose a smaller mountain of sharp rocks, like a giant sentry disputing the way. Forests of pines fill the rift on either side this rock, and their dark lines stretch high up, right and left, nearly to the top of each mountain. Higher and rugged peaks rise beyond, looking as if they must shut the canyon sharply, as a gate closes an alley; but they do not. Past them, among them, in spite of them, the creek took its right of way, the mountains and rocks yielded, and the canyon winds."

Bits of Travel at Home (1878) by Helen Hunt Jackson



Edgeplain / Bass-Arthur House

1106 N. Nevada Ave., Colorado College Campus, Colorado Springs

Located on the campus of Colorado College, Edgeplain is associated with Chester Alan Arthur II, who owned the house between 1901 and 1922. The son

of President Arthur, Alan and his wife purchased the house, remodeling and expanding it to accommodate their extensive calendar of dinners and parties. Alan became deeply involved in the social life of the Pikes Peak region and Edgeplain became one of the outstanding meeting places of the social leaders from Colorado Springs and Denver.



The house is an example of the work of prominent Colorado Springs architects Walter Douglas and Thompson Hetherington. While not the original designers of the 1881 home, the firm was responsible for its substantial expansion and alteration. The walls consist of multi-hued sandstone blocks of varying widths and height laid in random work with tinted mortar. Indicative of the work of master stonemasons, the stone displays a variety of dressings. The combination of colors and finishes is an unusual and distinguishing characteristic.

The **Rice House** is one of the finest examples of Colonial Revival design in Colorado Springs. The style is reflected in the rectangular massing, symmetrical facade, side-gabled roof, vertically aligned windows, and a central front door accentuated with sidelights, columns and an arched pediment. Georgian influences are seen in the decorative moldings of the cornice, the pedimented dormers, and the pilasters and elaborate entablature around the entrance. The 1927 house is brick, while most of the Colonial Revival residences erected in the city during this period were frame.





The Rice House represents the movement toward historically correct proportions and detailing. The design represents the work of master architect Thomas P. Barber. No other Colonial Revival style residences have been attributed to Barber, and this is his last documented work in Colorado.

Ida M. Rice House

1196 N. Cascade Ave., Colorado College Campus, Colorado Springs

Monument Valley Park



This two-mile long ribbon of public park land green is the most significant component of the many open spaces donated by city founder William Jackson Palmer. He envisioned its creation, acquired the land, provided direction for its development, and paid the immense cost of its initial improvement. Palmer also selected the original landscape architect and worked closely with the engineer to ensure that the design and plantings proceeded according to his exacting specifications.



It most represents Palmer's philosophies of park use and development, including an emphasis on preserving and utilizing existing topography, framing scenic views, employing native materials and vegetation, and most notably excluding motorized vehicles. Creation of this park was one of the largest local employment projects in the city during 1904-07. The park has served as a place of quiet contemplation as well as for active recreation over the past century.

The park exhibits the work of landscape architects and planners Charles W. Leavitt, Jr. and Charles Mulford Robinson, as well as that of engineer Edmond C. van Diest. Architecturally, the Rustic style is displayed in early 20th century park resources and a number of 1930s native stone park features such as bridges, ditches, seating areas, entrances, monuments and overlooks, retaining walls). Following the 1935 Memorial Day flood, the Works Progress Administration (WPA) focused major efforts on the park. Flood debris cleanup, creek re-channeling, building and structure restoration, and the erection of new monuments and structures all provided a major source of local employment during the Great Depression.

RESTORED/SAVED



Heller Estate Eagle Rock Road Dorothy Heller donated her 1930s-era 34 acre homestead where she and her artist husband Larry Heller lived for more than 60 years to UCCS. Frank Lloyd Wright remarked that it was the finest thing he saw in our city. Home restored with grant funds from Colorado Historical Society.



Photo courtesy of PPLD. Chuck Murphy of Murphy Contractors completed a beautiful restoration of this building so important to the history of our community.

LISTED ON THE COLORADO STATE REGISTER

ALL SOULS UNITARIAN CHURCH

730 N. Tejon St., Colorado Springs
State Register 8/30/2007

The 1892 church building is an interesting local expression of the Shingle Style with its wood shingled walls, long sloping gabled roofs and windows grouped into pairs and fours. Undulating or wavy pattern wood shingles, another characteristic of this style, can be seen in the apex of the gables. Other decorative features include paneled vergeboard, eyebrow dormers, and stained glass windows. The raised foundation walls are reddish-greenish sandstone quarried west of Manitou Springs. The tall square tower and its bellcast roof with flared eaves are incorporated into the intersection of two major gables and rises out of the roof rather than from the ground. Walter F. Douglas designed the building, based on a standard plan used by Unitarians in the East. A 1984 addition with lower walls of stucco instead of stone incorporated many of these characteristic elements.





Gardiner TB HUT presently located at Penrose Hospital, corner of Cascade and Jackson. Gardiner TB huts once dominated the landscape at Nordrach Ranch Sanatorium and at Woodmen Sanatorium. Sadly, very few remain today. Fortunately the Penrose-St. Francis Foundation enabled the restoration and accurate furnishing of one of these iconic structures from our City’s history.

ENDANGERED PROPERTIES/OPPORTUNITIES



Barn, Deaf & Blind School, Hancock between High Street and Pikes Peak Avenue

Clark Mellon Terrace Apartments 218 E. Fountain Blvd. Developed by General Palmer’s brother-in-law, known locally as the String of Pearls. Currently operated as affordable housing. Finest example of terraced row housing in the state. Home to many teachers at Lowell School. Threatened by development pressures.



City Utilities Building 18-20 S. Nevada Ave. Constructed in 1931, designed to be fireproof, the building was constructed solely from utility revenues. Generally considered the outstanding example of Art Deco in the downtown, the building is clad in polychromatic terra cotta. Designed by local architect, Thomas Hertherington who also partnered with William Douglas in the design of many homes in the North End.

City Auditorium The Colorado Springs City Auditorium, designed by leading architect, Thomas MacLaren, in the Classical Revival style, was completed in 1923 At risk of being placed in perpetual shade if adjacent developers are allowed to build beyond the limits of the Downtown Plan.





Weber Wahsatch Historic District The District, listed in the National Register of Historic Places in August 1985, is principally composed of residences built at the beginning of the 20th century. It also contains a small commercial district, historic churches and a landmark school building. It is regarded as significant as the best intact historic middle-class neighborhood of Colorado Springs, closely associated with the heyday of the Cripple Creek Mining District. The prominence of the front porches distinguishes this district, and many of the buildings began as boarding houses, tending to those suffering from respiratory illness, principally tuberculars, "chasing the cure" in the clean mountain air of Colorado Springs.

Historic Landscaped Medians

Wood, Cascade, Nevada, Wahsatch, Willamette, Platte and Kiowa Avenues. Unique to Colorado Springs Historic North End, these center medians or "parkings" were installed between 1905 and 1912. Charles Mulford Robinson, Secretary of the Municipal Art League of America and disciple of the "City Beautiful" movement, recommended to City Council that the streets be 'parked.' The median's character and uniqueness are attributable to their mature vegetation and Victorian era landscaping. The landscaped medians, along with uniform setbacks, are an important unifying element in the northern neighborhoods. They also are a beautiful remnant of a time when General Palmer's vision for a garden city reined supreme.



Hearthstone Inn 506 N. Cascade. Home of Judson Moss Bemis. Alice Bemis, born in 1877 in Massachusetts, married Frederick Taylor in 1903 and they began a life of philanthropy that benefited Colorado then, as well as today. Before her death in 1941, Alice bequeathed \$400,000 to Colorado College in Colorado Springs, along with financial support of the Fine Arts Center and the Day Nursery, which she started in 1923. In 1934, Alice donated \$600,000 to build the Fine



Arts Center located on the site of the Broadmoor Art Academy (which housed drama, music, an art school, galleries, and a library to house her 6,000 volumes of Americana) and the Taylor Museum for Southwest Studies. Alice's father, Judson Moss Bemis, was a major donor in building Bemis Hall in 1908. Judson founded a manufacturing company that became the world's largest manufacturer of textiles and paper bags. As a Trustee of Colorado College from 1912-1919, he gave several buildings to Colorado College including Bemis Hall.

Alice's husband, businessman Frederick Taylor, supported the Boy Scouts, the Salvation Army, the Nutrition Camp of Colorado Springs and the American Red Cross. Both are buried at Evergreen Cemetery in Colorado Springs, Colorado.



Colorado Springs Fire Station #1 27 S. Weber.

designed by Thomas MacLaren This building is associated with the history of municipal services in Colorado Springs, having been erected as the central fire station in 1925. It continues in that function today. The building was designed by the local architect Thomas MacLaren, and represents the influence of Italian Renaissance style architecture with its hipped roof with broadly overhanging eaves, tile roofing, masonry construction, arches above windows and elaborated entrance with classical pilasters. The first paid fire department was authorized by City Council in 1894, and the initial central fire station was located on North Nevada Avenue,

where the Municipal Utilities Building now stands. The connecting building to the south was added to provide administrative offices for the Fire Department. State Register eligible. For sale in City's 2008 proposed budget.



Former Midland Roundhouse, 600 South 21st Street

currently home of oldest continuously operating art pottery in the US, Van Briggie. Threatened by possible expansion of Highway 24. Recently sold.



Gray Rose 24 N. Tejon St.

This building was constructed prior to 1883 and housed a succession of businesses until 1938, when the Gray Rose era began. In that year, a new storefront of Vitrolite and glass brick was installed for the Gray Rose Beauty Shop. In 1947, the façade and interior were further remodeled, with the front two-thirds of the building occupied by women's apparel and the rear one-third devoted to the beauty salon. Earle A. Deits was the architect for the remodeling, which included a two-story glass front with a second story mannequin display.

The Gray Rose building is significant as an example of Modern specialty store architecture in Colorado Springs, as reflected in its sleek façade, lack of ornamentation and inset angled display windows and entrance, its innovative use of Vitrolite panels, and its distinctive store name depicted in raised metal with neon backlighting. The building is also significant in the field of commerce for the elegant, sophisticated, and forward-

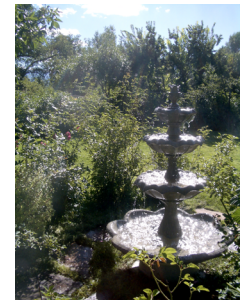
looking method of merchandising and presenting women's fashions - the creation of a "shopping experience" - employed by the Gray Rose apparel shop in the immediate post-World War II period. National Register eligible.



Pastorius Residence 720 N. Cascade Ave. Late

Victorian/Queen Anne/Half-Timbered. 1901 This house is significant for its association with the development of North Cascade as a residential area with several substantial residences during the Cripple Creek boom. It is the "only remaining Cripple Creek era mansion south of Colorado College still in single-family use on its original lot."

The 1901 house is closely associated with Francis D. Pastorius, president of the Colorado Investment & Realty Co., prominent



realtor and investor, and a founder of the Colorado Springs Garden Club. Pastorius built the house and lived here with his family. Victor Hungerford married Mary Pastorius and served as mayor of Colorado Springs during the period he lived here (ending in 1949). The house is significant for its architecture, as an elaborate example of the half-timbered version of the Queen Anne style and notable for its gables with stucco and half-timbering, embedded mineral specimens; shingled walls; sash and transform window with lattice in transoms; porch with columns brackets, and Queen Anne balustrade; and stone foundation, as well as a variety of other embellishments. The interior of the house is also reported to be of significance, being elaborately ornamented and unaltered.



Photo of a picnic in the lower level secret garden, accessed by a tunnel from the basement of the main house. The exit from the tunnel is below the banner.

The property is especially significant for its landscape architecture, which includes a high stone wall at the rear, unimpeded views of the mountains to the west, secret garden one street level below the main house and accessed through a long Dawson stone tunnel. The garden is very important to history of landscape architecture in the city; it was cited as a show place of the region in 1926. National Register eligible.

Evans Bridge, Cheyenne Cañon.



Photo by Don Kallaus, 2011.

Built in 1925. Threatened by modern replacement.



Stone walls in Monument Valley Park. Walls date from two periods—the original construction of the wall from 1903-1907 and the later restoration following the 1935 flood. General lack of maintenance and unfortunate, inappropriate repairs.



Cottonwood Creek

On Vincent Dr. over Cottonwood Creek
National Register 10/12/2001

Completed in 1923, this cantilevered, concrete deck, girder bridge was an integral part of the North-South Highway, a main artery through Colorado during the early decades of the 20th century. Comprised of four 53-foot spans, it is one of four remaining concrete girder bridges the highway department designed and built in the 1920s employing cantilevering to achieve long span lengths, thus distinguishing it from the scores of concrete slab and beam bridges constructed during this period. The bridge's design incorporated hammered concrete treatment on the spandrels and cast concrete balusters forming the guardrails.



Palmer's MVP office used during the construction of Monument Valley Park from 1903-1907. Home for various park superintendents then home of the Horticultural Arts Society from 1962-19???. Subsequently home for park caretaker. Currently suffering from deferred maintenance.



The **Black Squirrel Creek Bridge** is a Parker truss bridge in eastern El Paso County, Colorado. The bridge carries U.S. Route 24 across Black Squirrel Creek at the highway's milepost 327.33.

Listed on the National Register in 2002 . During WW II housed German POWs.

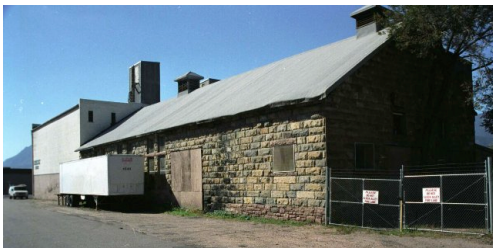


Cragmor Village, a delightful collection of bungalows designed for physicians and patients of the Cragmor Sanatorium. Mature landscaping and stunning views of the City of Colorado Springs and associated with the important sanatoria era of the development of Colorado Springs. Threatened by expansion plans of UCCS.

LOST FOREVER September 2007



Carpenter House. Pelham Place/39 W. Cache la Poudre. Built and occupied by Henry Russell Wray, a local businessman, civic leader and mining broker. Founder of the Colorado Springs Art Club which became the Broadmoor Art Academy. Mr. Wray built this structure in 1894 and lived here with his family until 1907. Next owners were Clarence and Josephine L. Carpenter from Detroit. Josephine, a sister of Julie Lewis McMillan Penrose, donated the home and grounds to the Fine Arts Center when she moved to California in the 1930s. Prominent members of Grace Episcopal, the Carpenters donated the reredos which still today is a major part of the beauty of this church. The FAC tore down this historic home in September, 2007 to provide 30 parking places.



Union Ice & Coal Co./Union Ice & Fuel Co./Hollywood Creamery/Midland Creamery, 110 W. Vermijo This two part building was associated for more than sixty years with the ice and coal business in Colorado Springs, and later as a creamery. The taller brick corner section was used for cold storage; the stone wing to the north contained freezing tanks, ice storage and boilers with tall chimneys.

W. M. Banning was proprietor in 1910; his daughter, Ruth Banning took over as manager after his death in 1914. Dividing responsibilities between the Ice and Coal Company and the Banning family ranch south of Colorado Springs, she married Raymond "Pinky" Lewis in 1921. Their holdings eventually grew to encompass nearly 40,000 acres.